

FOR LEASE



12601 SOUTHFIELD FREEWAY DETROIT, MI

For more information, contact:

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ASSOCIATES**

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PROPERTY OVERVIEW



Historic Detroit manufacturing facility, Gateway Industrial Center, totaling 1,440,700 SF



Class A, new construction



Immediately adjacent to I-96 and Southfield Freeway, and easy access to I-94 & I-75



Improved campus includes upgraded power, roads, paved parking, landscaping and signage



Heavy power on-site



(3) Gated entrances, 24-7 security



Professional on-site management





A4 - DIVISIBLE

140,187 SQUARE FEET AVAILABLE



140,187 square feet available

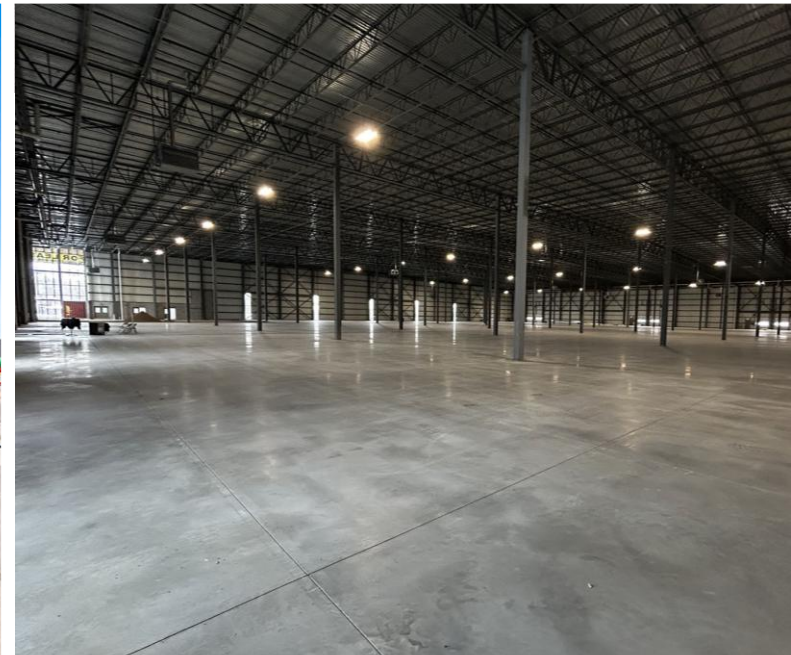
40' clear height

(6) Sheltered dock doors

Drive-in doors possible

Ample space for trailer parking

(3) gated entrances with 24-hour access and roaming security guards





SUITES D3 & F2

175,600 SQUARE FEET AVAILABLE



Suite D3 – 60,500 Square Feet

Suite F2 – 115,100 Square Feet

14'-19' clear height

(8) dock doors, (2) external and (6) internal, with
(2) drive-in grade level doors – additional drive-in
doors possible

1200 amps, 480 volts, heavy power

Lease Rate: \$4.35/sq. ft NNN*

* 1st Year of an as-is deal with a minimum term of three years





6.00 Acres Available

Along the CSX rail line on the corner of Southfield Freeway and I-96

Zoned M4

Available for lease December 2026

Lease Rate: \$6,500/acre NNN Monthly



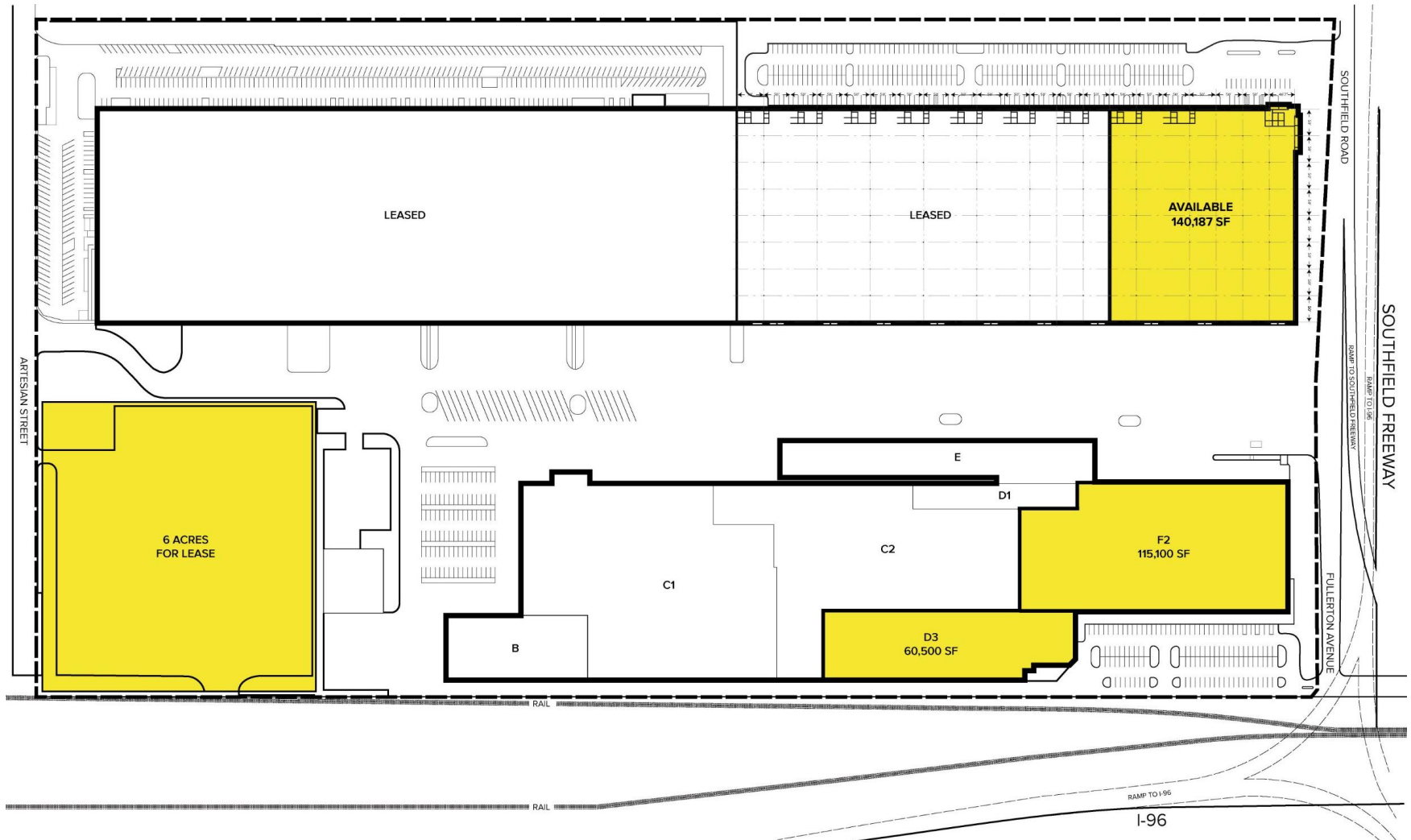


GREAT FREEWAY ACCESS & VISIBILITY



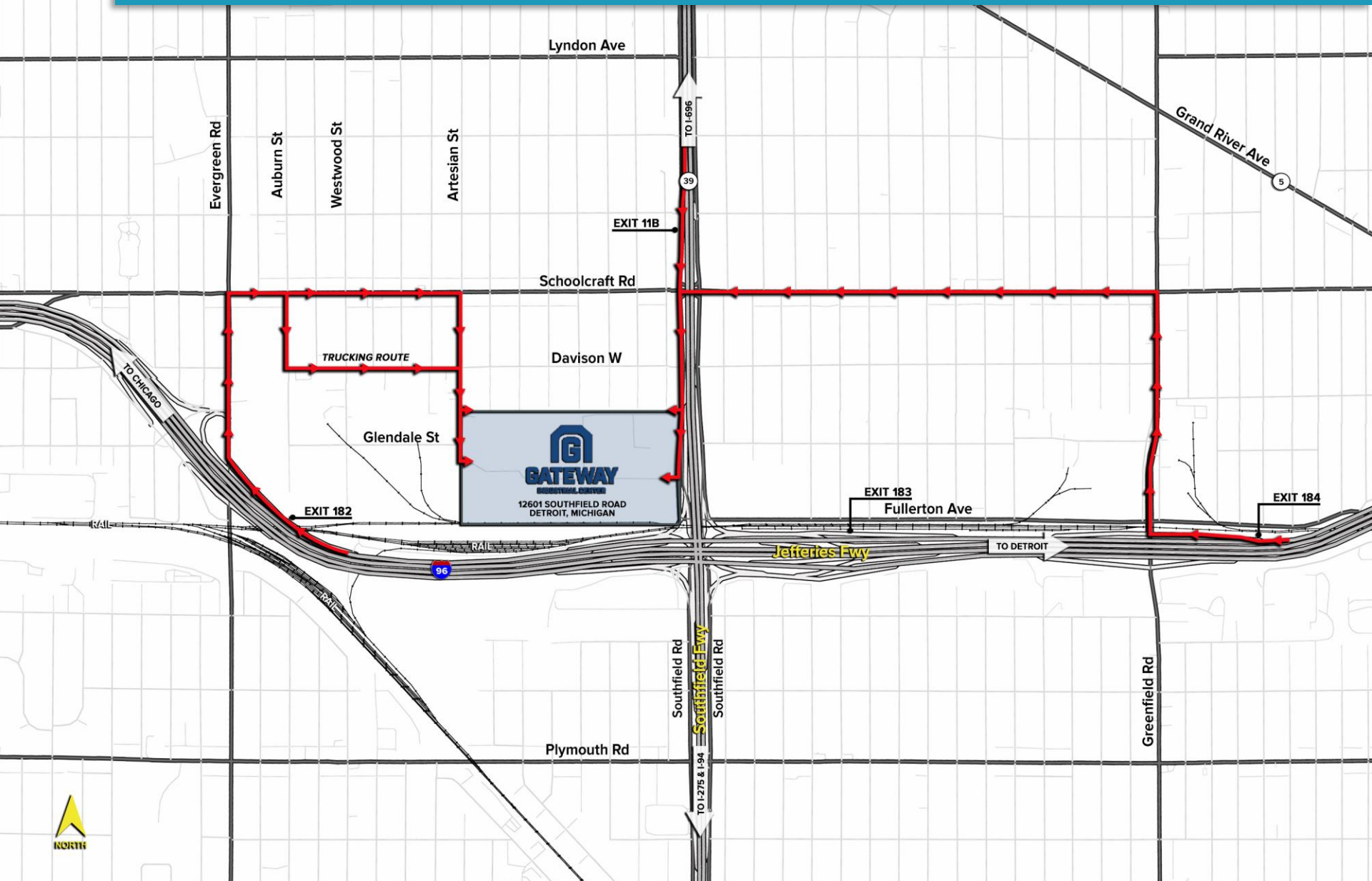


SITE PLAN



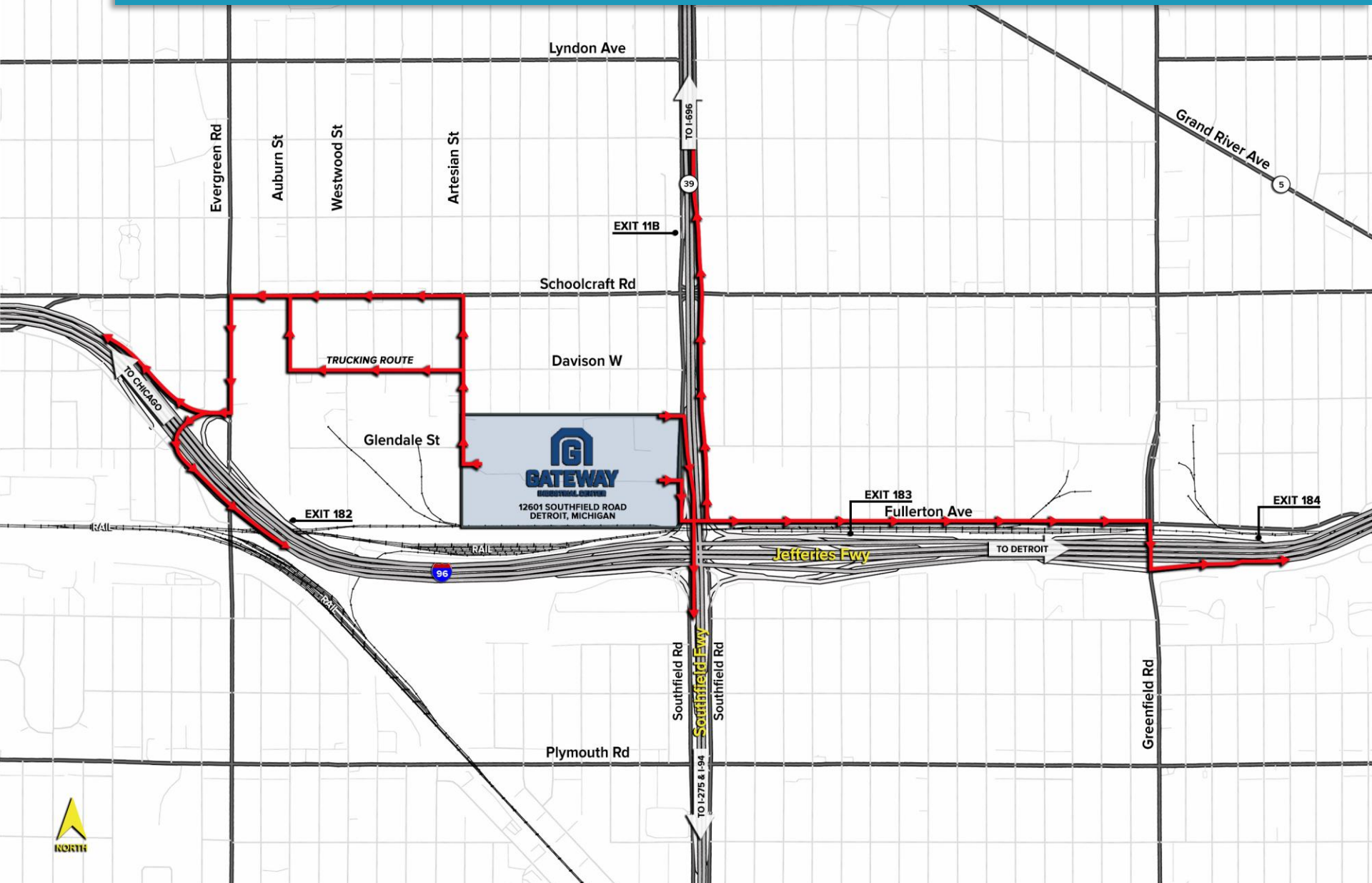


SITE ACCESS MAP - ARRIVAL





SITE ACCESS MAP - DEPARTURE





DIRECTIONS TO THE SITE



I-96 - EXIT 182

If you're coming from I-96, take Exit 182 for Evergreen Road. Turn left (south) onto Evergreen, then make a right (west) onto Schoolcraft Road. Continue on Schoolcraft for about half a mile, then turn left (south) onto Artesian Street. Follow Artesian as it curves, and just before it ends, look for the back entrance into the 12601 Southfield Road property on your left-hand side. This entrance leads you directly into the rear parking lot of the building.



I-696 & SOUTHFIELD FREEWAY (M-39)

From I-696, take the exit for Southfield Freeway (M-39 South). Continue driving south on M-39 for approximately 8 to 9 miles. Take the exit for Warren Avenue, then turn left onto Warren. Turn right at the next major intersection, which is Southfield Road. You'll find 12601 Southfield Road on your right, just south of Warren Avenue.



I-96 - EXIT 184

If you're coming from I-96, take Exit 184 for Greenfield Road. Turn right (north) onto Greenfield, then make a left (west) onto Schoolcraft Road. Continue on Schoolcraft for about half a mile until you reach Southfield Road. Turn left (south) onto Southfield Road, and shortly after passing Warren Avenue, you'll see 12601 Southfield Road on your right-hand side. Turn in at the main entrance to access the building and parking lot.

I-94

9.5 Miles

AMBASSADOR BRIDGE

12 Miles

I-275

11 Miles

FUTURE GORDIE HOWE BRIDGE

13.4 Miles

I-75

11.6 Miles

WINDSOR TUNNEL

14 Miles

DOWNTOWN DETROIT

13.7 Miles

DETROIT METRO AIRPORT

16 Miles



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